027.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,028,900 / 1,028,900
					USE VALUE:	1,028,900 / 1,028,900
					ASSESSED:	1,028,900 / 1,028,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON ANNMARIE E
Owner 2:	
Owner 3:	
Street 1:	73 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LATTA JOHN -
Owner 2:	-
Street 1:	73 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIBLION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2489 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	567,300	6,800	454,800	1,028,900
Total Card	0.114	567,300	6,800	454,800	1,028,900
Total Parcel	0.114	567,300	6,800	454,800	1,028,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.38 /Parcel: 413.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18484
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

!2250!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	567,300	6800	4,950.	454,800	1,028,900		Year end	12/23/2021
2021	104	FV	541,400	6800	4,950.	454,800	1,003,000		Year End Roll	12/10/2020
2020	104	FV	541,400	6800	4,950.	454,800	1,003,000	1,003,000	Year End Roll	12/18/2019
2019	104	FV	404,600	6900	4,950.	483,200	894,700	894,700	Year End Roll	1/3/2019
2018	104	FV	404,600	6900	4,950.	352,500	764,000	764,000	Year End Roll	12/20/2017
2017	104	FV	379,400	6900	4,950.	307,000	693,300	693,300	Year End Roll	1/3/2017
2016	104	FV	379,400	6900	4,950.	261,500	647,800	647,800	Year End	1/4/2016
2015	104	FV	338,000	7000	4,950.	255,800	600,800	600,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:14:20

LAST REV

Date	Time
02/07/19	08:41:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2250

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LATTA JOHN,	72174-429	1	1/29/2019	Family	5	No	No		
REALE ANNA M	53408-582		8/19/2009	Family	1	No	No		Anna M Reale dod 1/19/2011
Lorraine Reale dd	11769-107		11/19/1969		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2016	388	Re-Roof	12,000					reroof

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
3/24/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Meas/Inspect	267	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07185614
Const Adj.:	0.99980003
Adj $ / SQ:	192.896
Other Features:	104373
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696986
Depreciation:	129639
Depreciated Total:	567347

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

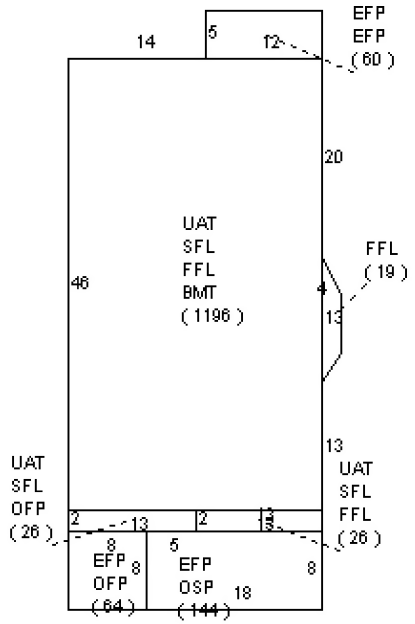
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	192.90
Special Features:	0	Val/Su Net:	124.44
Final Total:	567300	Val/Su SzAd	227.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,248	192.900	240,734
FFL	First Floor	1,241	192.900	239,383
BMT	Basement	1,196	57.870	69,211
EFP	Enclos Porch	328	35.520	11,650
UAT	Upper Attic	312	77.160	24,073
OSP	Screen Porch	144	30.750	4,428
OFP	Open Porch	90	34.830	3,134
	Net Sketched Area:	4,559	Total:	592,613

Size Ad 2489 | Gross Area 5495 | FinArea 2489

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1914	22.31	T	40	104			4,600			4,600
14	Open Porch	D	Y	1	8X12	A	AV	1980	33.69	T	31.2	104			2,200			2,200

More: N | Total Yard Items: 6,800 | Total Special Featues: | Total: 6,800

IMAGE

AssessPro Patriot Properties, Inc